WITH THE SUBURBAN BUILDER AND BUYER

NUTLEY TO BUILD ITS OWN PARKWAY SYSTEM

Not to Depend on Essex County Park Commission for Improvement.

A WATERWAY INCLUDED last week by the Mersfelder Construc-

nect Lakes With Town's

cost of making the park, the plan of which includes a chain of lakes, children's playof the ground floor has been engaged by grounds, boulevard and boat houses grounds, boulevard and boat houses. grounds, boulevard and boat houses. House, as a restaurant. There is talk This was considered insufficient by the that the other floors will be used as a residents of Nutley to carry out the park | hotel. improvement plan in the manner deemed effective, and this feeling was intensified became known that the county

of making a parkway along the Yantacaw River, and before the recent change of the town government to the commission form of government it had practically completed the work of arranging for the acquisition of the land necessary for the purpose. Most of the land has been donated by the owners. A portion will have to be acquired by purchase or by condemnation proceedings, and at a recent meeting of the Board of Commissioners Arthur R. Carr, director of the public parks and property, was invested with the necessary authority to proceed with the work. The parkway will extend along the banks of the Yantacaw River, a picturesque stream flowing through the heart of Nutley. A more beautiful situation or one better adapted for park purposes could hardly be found than in the charming section through which this little stream winds its way. Starting from the county park at the civic centre of Nutley, the parkway system will extend in a northerly direction.

Street, and this section will in time be connected with a similar park to be created in the adjoining town of Belleville, for which an appropriation of \$100,000 has already been granted.

READY TO BUILD HUDSON DRIVE.

Being Asked for Section of Great New Jersey Road.

MANY TWO FAMILY HOUSES.

Forty Such Buildings to Be Erected in Newark.

Ten two and a half story two family frame dwellings were started on South Nineteenth street near Clinton avenue. n the Clinton Hill section of Newark, \$50,000 is represented in the buildings.

COUNTRY RENTALS.

when it became known that the county beard had decided to concentrate its efforts in making a public park in the civic centre of Nutley only.

As a consequence a local park commission was created to carry on the work of making a parkway along the Yantacay the season.

Prompt beginning of work on the southerly extension of the Henry Hudson boulevard is assured by the announcement just made by the Palisades Interstate Park Commissioners that they will receive bids for the work. This part of the big undertaking is that extending from Palisade avenue on the Englewood cliffs south to Fort Lee. At its southerly end this section of the new road will be almost directly opposite 179th street, Manhartan. tion Company. The builders expect to a point which has received much favorable Drives Along Streams to Con- part of next month. An expenditure of Hudson River Bridge and where, it is believed, such a structure must be built at

nect Lakes With Town's
Civic Centre.

The aentiment for civic betterment markedly felt at the present time in the great majority of our cities and towns throughout the country is being strongly evinced in Nutley, one of New York.

The most beautiful residential towns, peopled for the most part by business men of New York.

For several years the citizens of Nutley have been anxious to carry out a plan for what will be one of the finest municipal parkways for a town of the size of Nutley in this part of the country. The opportunity now presents itself in connection with the creation of the public parkway on which work is in progress and for which the Essex County Park Commission has been granted an appropring time of \$100,000 by the Board of Precholders. Of this sum a considerable proportion has been expended in the buildings.

The architecture of the houses is copied from the Boston plan, and they will be two dwill take in from 783 to \$15 South Nineteenth street. There will be two days the measuring \$50x100 feet and will take in from 783 to \$15 South Nineteenth street. There will be two days the four the southern will be an early date if New York is to derive any substantial benefit from the pursubstantial benefit from the pictor of six and seven rooms in 4 said from the south of the Henry Hudson boulevard be an interstate park and boulevard of the theory Hudson boulevard of the theory Hudson boulevard of the two porches on both foors.

Louis Mersfelder, president of the company, asid that plans are being drawn for thirty more houses similar to these one erceted in South Nineteenth street.

MARKET ST., NEWARK, SALE.

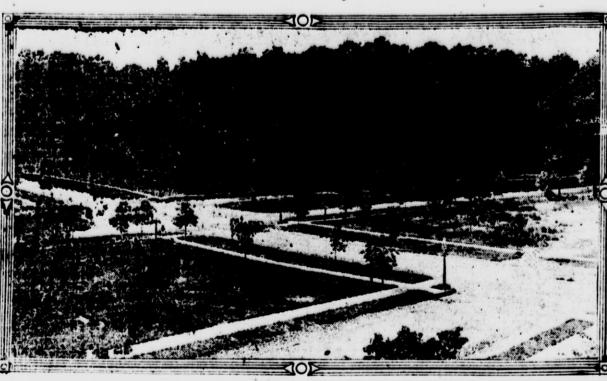
The six story brick building which was formely occupied by the New York Telephone Company at 15s and 160 Market will be one of the finest, five the control of the public parkway on which work is in progress and for which the creation of the public parkway on which work is in progress and for which the creation of the public parkway on which work is in progress and for which the creation of the publi

NEW JERSEY FARM SALES. Louis Schlesinger has sold for J. E. Wil-lever of West Portal, Hunter for county New Jersey, his farm to James like of New York city. The property consists of eighty acres of land, residence and outbacklings.

QUEENS BUILDING APPLICATIONS. Applications for building permits in Queens last week totalled \$121,799. There were 112 applications for new buildings, at a total value of \$235,010, sixteen applications for alterations at a value of \$135,010, sixteen applications for alterations at a value of \$133,329, and thirty-six applications for plumbing permits, at a value of \$23,468.

Growing demand for land on Long outlook for Brooklyn was never more purposes is making was never more purposes is making was never more purposes is making was never more purposes. The property was applications for prominently in the suburban land move-

Proposed Hotel Site, Jamaica Estates



Jamuica Estates was revealed yesterday of the most prominent in New York city. after due consideration and thorough and damage maps. This boulevard is in an interview with A. B. Keller, manager. The site selected is an irregular plot fa- investigation that this project was subof the sales department for this company, cing Midland Parkway, on which it has a mitted to Jamaica Estates. Such a hotel manner of traffic from foot passengers He stated that a hotel, modern in every frontage of 390.56 feet, with a frontage of will not only add to the popularity of but to elevated reads, bridle path and respect, which would accommodate 400 94.15 feet on Doncaster Boulevard and also increase values in this section. It is through automobile traffic. Interstate Park Commission and will respect. Thick would accommodate 400 94.15 feet on Doncaster Boulevard and also increase values in this section. It is through automobile traffic, patrons, was soon to be erected. Several 378.98 feet on Radnor road. This site expected that actual construction on the plane have beed submitted by well known is one of the most increase values in this section. It is through automobile traffic.

It will be developed through the pres-

Lands and Reclaim Them.

One of the latest developments at the withheld it is understood that he is one this section has been proven and it is

Methods-Market Looking Up.

Brooklyn Bridge to Sixty-fifth street.

All the civic bodies are using their in-

plans have been submitted by well known is one of the most picturesque on the architects, and while the builder's name is property. The necessity of a hotel in time. WANT HEMPSTEAD WATERFRONT BUILDINGS NOT SATISFACTORY. in the Borough Park section, for the Florence apartment house, Washington Superintendent Dislikes Brooklyn Heights, Manhattan. This trade, with

NEW MEASURE OF GROWTH. more subways and increased transit Greater Bathhouse Demand Shows

represents a deal of \$400,000.

Increase at Brightwaters. striking evidence of the exodus to Long making a study of parkway and conssert. Another encouraging matter is Island is given at Brightwaters, on the shore course designs obtained from Paris, the development of dock facilities from of Great South Bay, where the developers, Vienna, Berlin, Dresden, Brussels, the T. B. Ackerson Co., find themselves in the position of having their predictions for

All the civic bodies are using their influence with the Board of Estimate to have this great improvement accomplished so that the industrial centres may find their natural home along the waterfront.

Everything points to presperity. There are many indications that small investors, inactive since the panic of 1997. taken within a few weeks, with many names on the waiting list. Now they are busy section is to be devoted to automobile usually run before the tide and with it. considering plans for future enlargement, traffic which will have the right of while transfer and building permits show while congratulating themselves upon their way. Nineteen foot bridle paths will that the small savings of the last five foresight in providing at least a hundred Rank the outside of the automobile right

Nor has there been any halt in the building activities that began in the early spring. These have been so brisk at times that the contractors found at times that the contractors found difficulty in keeping up with the decider of th

mand. And here the only discordant note is sounded. P. J. Carlin, the new Superintendent of Buildings, has been

WORK STARTED ON QUEENS BOULEVARD

Topographical Bureau Gets Out Maps for the Great 1mprovement.

COST TO BE \$10,000,000

Great Home Section Will Be Made Reachable by Automobile.

Actual work on the laying out and legalizing of the \$10,000,000 concourse known as the Queens Boulevard, which is to extend through the centre of that borough from its gateway at the Queensboro Bridge to the southern tier. where it will connect with the highways extending to the eastern end of the borough, Nassau county and all Long Island and also with other thoroughfares leading to the Rockaways and Atlantic Ocean, was begun last week with the completion by the Topographical Bureau of that borough of the rule to be 200 feet wide, providing for all

from the Queensboro Bridge into Hoff-man Boulevard, through Hillside avenue, and so on out to the Nassau county line on its way, opening up to modern development eight miles of country where real estate values are expected to the cash bonus that was paid down. be increased. Owing to the magnitude of this work it has been divided by Clifford B. Moore, head of the Topographica! Bureau, into eight sections.

> In laying out this boulevard Mr. Moore, at the direction of Borough President Connolly of Queens, has been course in The Bronx. It is hoped to build

small savings of the last live feresight in providing at least a minute beginning to seek investments more eager applicants with comfortable of way, while twenty-five feet on the

Pleasing Development at Estates of Great Neck



Types of New Dwellings at Nutley, N. J.

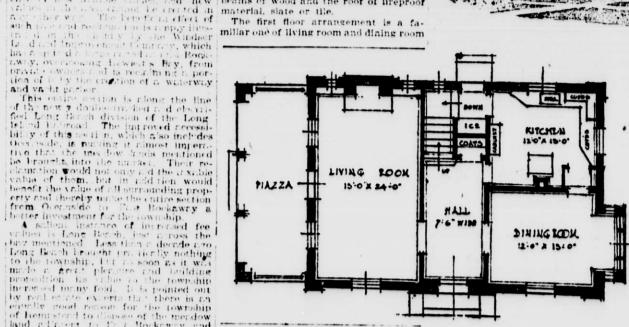
Prize Design For Small Dwelling

Computer it is the control of the co and Howlet have, a well these he dings competition of the National Fireproofing and thus enrice the leyers to reckim for structural improvement property found to have good merit by the judges, who awarded fourth prize for the design. It is the one shown here, representing a compact house of eight rooms and bath compact house of eight rooms and bath with wide halls and aplenty of closet

The k ter cannot go into the kind developing husiness and put this area on the market for home seeders to a guire. If it were bought by prefereignal operations the town would be go and something had all by for no king and an additional to the competition, is of two stories, cellar and attic, built of fireproof blocks covered to a work of the work developed and new actions in the condition of the control of the condition of the condition of the floors and floor partitions of blocks, the floors and floor partitions of blocks, the floors and floor material, slate or tile.

The first floor arrangement is a familiar one of living room and dising room.





PLACE FOR THE CHAUFFEUR.

Wampage Cottages to Have Garages With Sleeping Quarters.

A delicate distinction which seems to ndicate that a chauffeur is a triffe higher in the social scale than is the coachman is giving architects considerable food for thought. In the past as regards coachmen there has been more or less controversy as to whether the guardian of the reins should or should not be provided with sleeping quarters in the stable. However, sleeping in a stable sounds vastly more plebelan than

sleeping in a garage.

Architect Alfred C. Bossom has probably been guided by utilitarian motives in banishing the chauffeur from the house to the garage in planning cottages for the Wampage Realty Company, being handled by S. Osgood Pell & Co., at Port Washington, L. I. Each of these cottages will have its own garage, on the upper floor of whic hwill the sleeping quarters of the chauffours

